

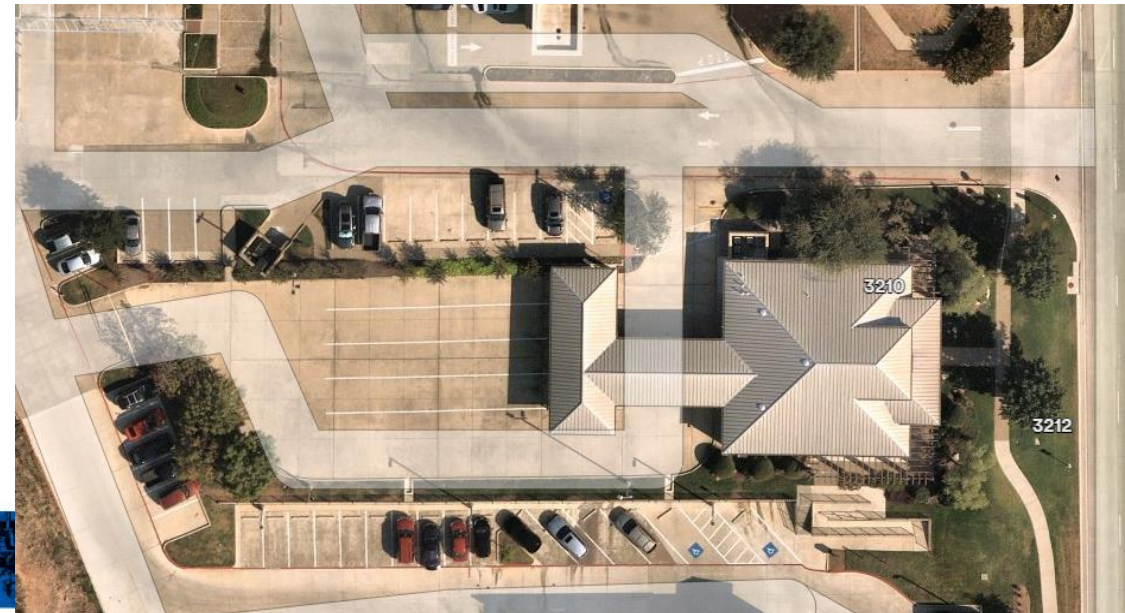
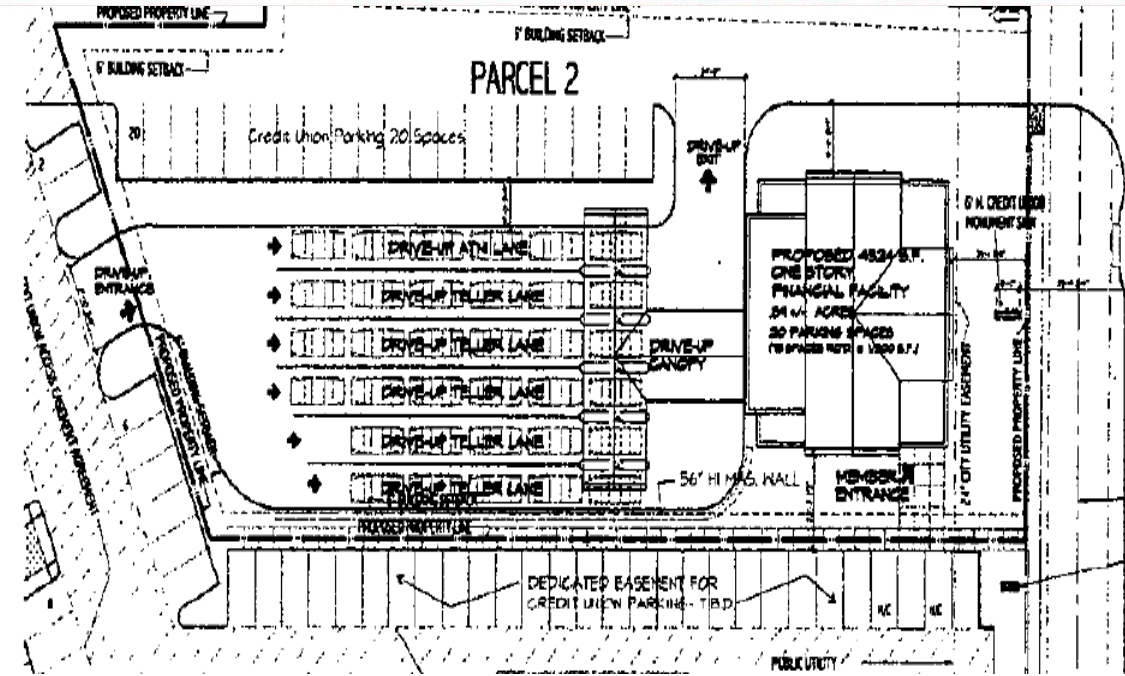
S24-0002b DATCU

Erin Stanley
Assistant Planner
July 23, 2024



Background

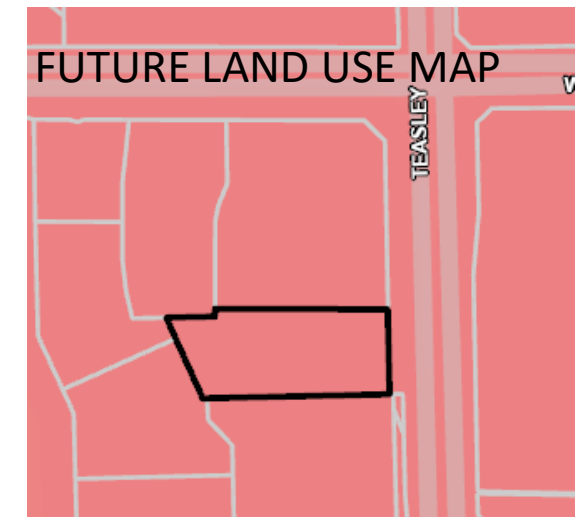
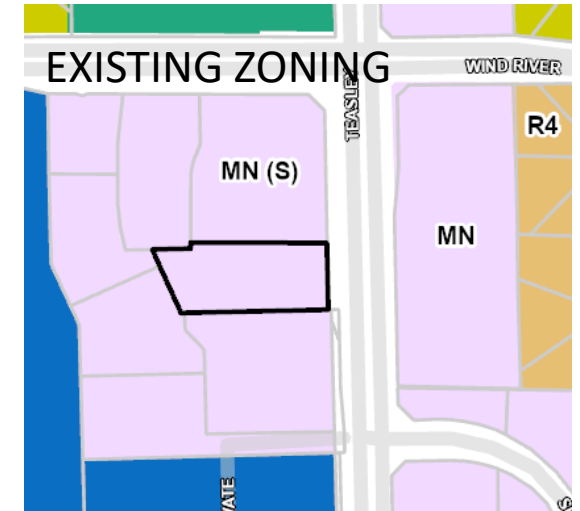
- On October 7, 2003, a detailed site plan was approved as part of Specific Use Permit ordinance 2003-325 to allow for a drive-through facility
 - 6 drive-through banking lanes
 - 20 parking spaces
- Several changes have been made to the site since approval of the original SUP that are not reflected in the site plan
 - 5 drive-through banking lanes
 - 14 parking spaces
- The original SUP ordinance (2003-325) did not allow for minor modifications to the site plan
- Planning Director determined an amendment to the SUP ordinance to adopt an updated site plan is required



Criteria for Approval – Development Code

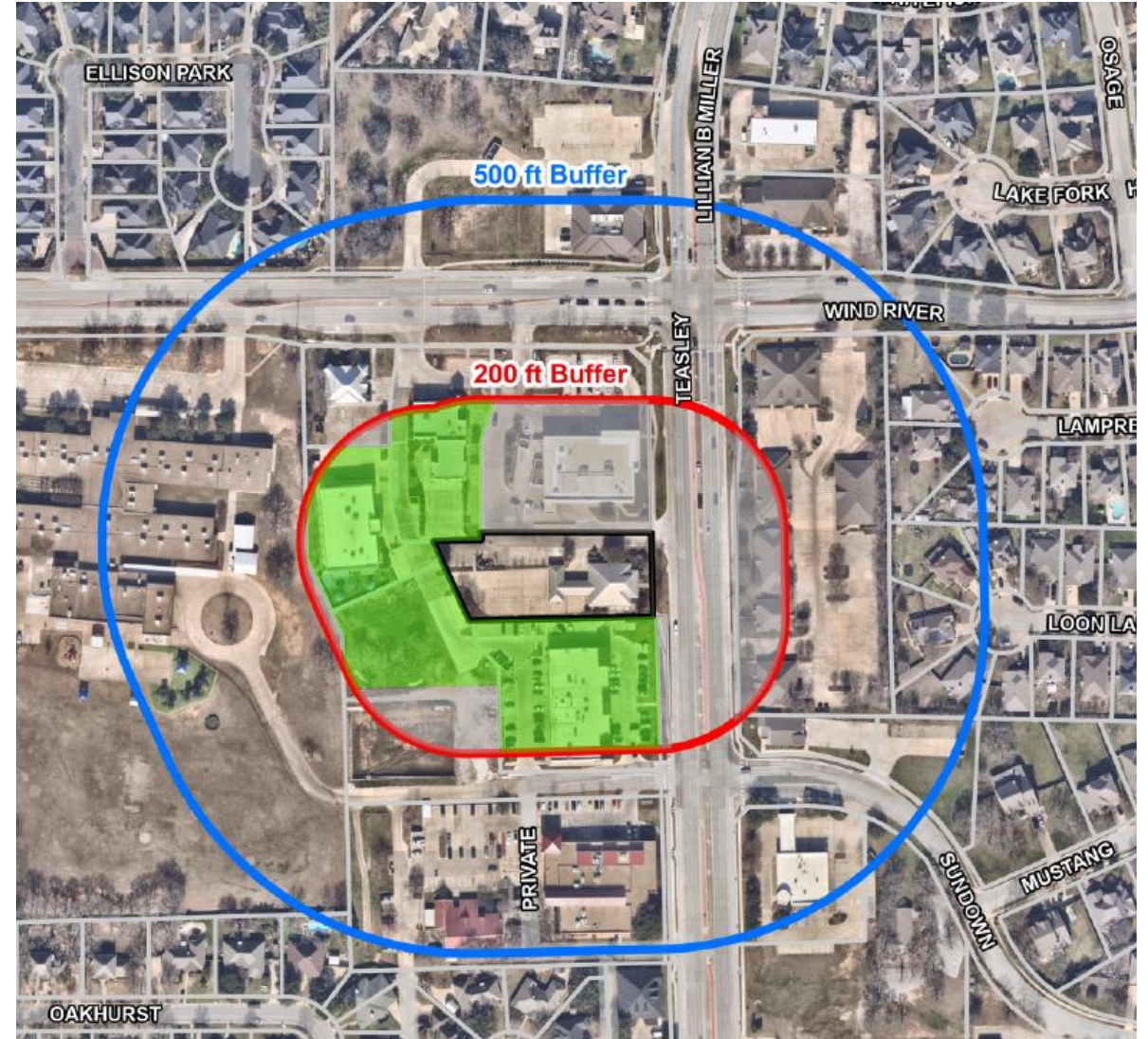
Summary:

- ✓ Proposal is consistent with the permitted uses and development standards of the approved Specific Use Permit and the 2019 Denton Development Code to the greatest extent possible.
- ✓ Proposal is consistent with the goals and policies of the Denton 2040 Comprehensive Plan and the Future Land Use Map.
- ✓ Proposal is consistent with MN Zoning District purpose statement.
- ✓ Approval of the Specific Use Permit is not expected to generate substantial impact to surrounding property, roadways, or the environment.
- ✓ Utilities and infrastructure are available and already serve the subject property.



Public Outreach

- Newspaper Ad: May 12, 2024
- Property Posted: May 14, 2024
- Mailed Notices:
 - 200 ft. Public Notices mailed: 12
 - 500 ft. Courtesy Notices mailed: 26
- Responses:
 - In Opposition: 0
 - In Favor: 4 (58%)
 - Neutral: 0



Recommendation

Staff recommends **approval** and the Planning and Zoning Commission recommended **approval** [5-0] of the SUP Amendment with the following conditions:

1. The attached Site Plan and Landscape Plan reflect an intent to comply with the originally approved site plan and the 2019 DDC to the greatest extent possible.
2. The attached Site Plan and Landscape Plan are incorporated as requirements of the SUP. **Staff shall have the ability to approve a reduction in the building coverage and a decrease in the number of parking spaces** specified in requirements “a” and “b” below, provided the reductions do not equate to a change of more than 5% of the building square footage or 1 parking space and all applicable requirements of the originally approved site plan and current DDC are met:
 - a. No more than one building with a total building footprint not to exceed 4,116 sq. ft or 10.65% of the lot area.
 - b. A total of nineteen (19) parking spaces and 6 bicycle parking spaces are proposed for the drive-through Financial Institution indicated on the Site Plan.
 - c. No more than 3 drive-through banking lanes with one by-pass lane to facilitate on-site circulation.
3. **Minor alterations to the depicted locations of the building, pedestrian pathways, and parking may be approved by City Staff**, provided that the final plan complies with the attached Site Plan in terms of access and internal pedestrian connectivity.
4. **Minor alterations to the depicted locations of individual plantings may be approved by City staff**, provided that the final landscaping, as planted, complies with the attached Landscape Plan in terms of required landscape elements and overall tree canopy, as well as all applicable requirements of the current DDC.
5. Notwithstanding the limited administrative approvals authorized in the above conditions, the City reserves the right to require approval by ordinance of any amendments or alterations to the SUP, the attached Site Plan, and the attached Landscape Plan.
6. The zoning map shall reflect the Specific Use Permit on the property consistent with the Post-Decision Action Steps for Specific Use Permits in the 2019 DDC.

QUESTIONS?

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Development Services